

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
July 26, 2010

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Time: 8:15 PM

ROLL CALL: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, Robert J. Saiia, Marion M. Benson

Emerald Place Development Co, LLC- Modification Review and/or Approval/Disapproval- Discussion as a result of preceding Public Hearing, this date.

Chair would like developer to go back to traffic engineer for determination of impact on lakefront. He would also ask Reviewing Engineer David Ross and Zoning Officer Mike Sauvageau for calculation of number of units relative to acreage.

Mr. Bodkin Jr., reiterated his concerns from Public Hearing of traffic density due to relocation of housing units from Parcel B to Parcel A. Would also like an indication of what will go on commercial parcel (Parcel B). Various types of commercial enterprises create different traffic density. Also, the charm of the area is diminished by removal of previously proposed clubhouse.

Chair noted that the Community had asked for more commercial enterprise in the Town. Mr. Bodkin Jr., stated he was only looking at it from a traffic issue.

Mr. Saiia felt that as the developer is presenting a quality project, the business that comes in will probably be commensurate with the project.

Mr. Lockwood concerned with traffic and walkability from the Town Beach to the development. He feels this highlights weaknesses in the Master Planning process. Would like the developer to redo the traffic study.

Chair, looking at development from a property perspective, noted that replacing the clubhouse with villas is the developers' decision. A parking lot is located in Leominster adjacent to the site. He would prefer to see the commercial parcel developed and the Town benefit from its use as opposed to Leominster benefiting.

Ms. Bilotta felt the Applicant was doing a great job, but requested affordable housing.

Director Benson agreed with Ms. Bilotta on the Applicant's project being well done. Also noted that in 2006, both 55+ and affordable were desirable for the Town. Lunenburg was the first to apply under Chapter 40R, Smart Growth Zoning and Housing Production. In 2006 there was little interest in 55+ by the development community, so when Global Property Developers Corp. suggested 55+, the Board at that time, thought it was an excellent idea. It is mostly roadway changes that lead to this Modification.

ADJOURNMENT: Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., adjourned 8:35 PM.

Minutes/2010/7-26-10